

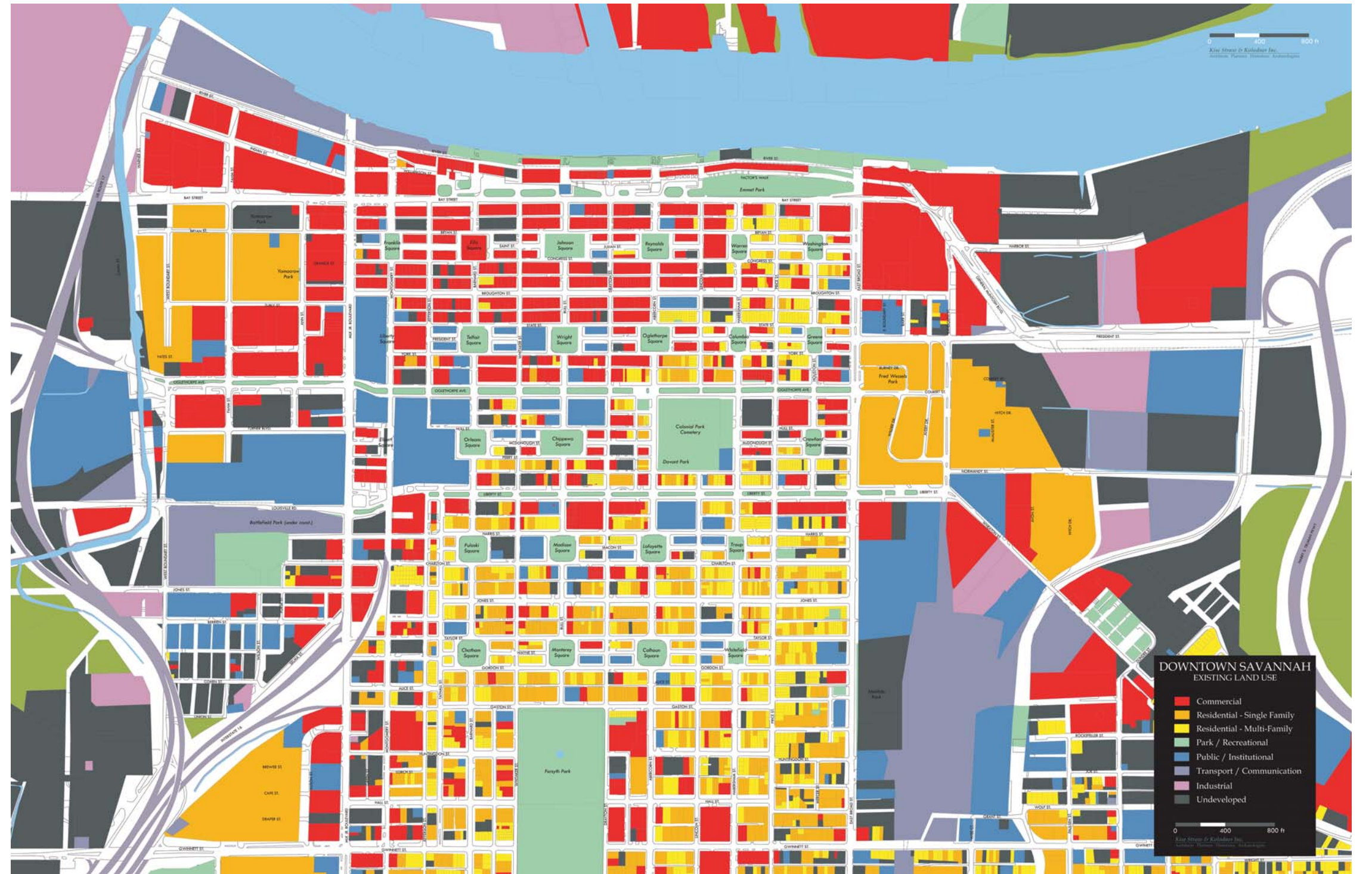
POLICY RECOMMENDATIONS

LAND USE LOCATIONS

1: Establish commercial corridors in downtown where retail, restaurant, and other commercial uses are encouraged.

By concentrating commercial activity along business oriented streets, conflict with residential properties is reduced. Commercial enterprises of more than a certain number of square feet would not be allowed outside of these corridors in downtown. Existing businesses would be grandfathered, and new development would be required to have active commercial ground floors.

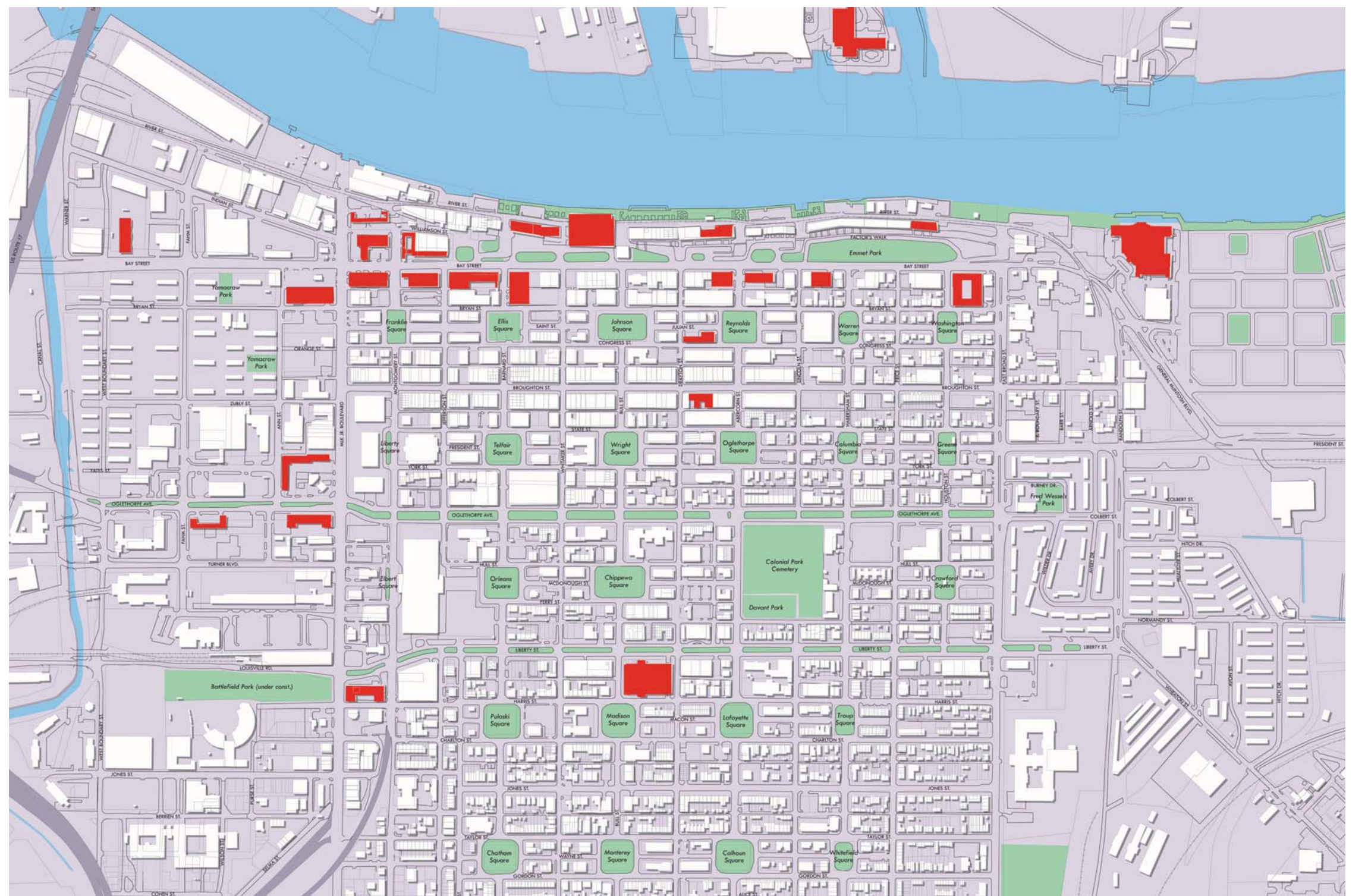
Suggested corridors include River Street, Bay Street, Broughton Street, Oglethorpe Street, Liberty Street, Martin Luther King, Jr. Boulevard, and Bull Street north of Liberty Street.



Existing commercial land uses are shown in red

2: Limit hotel uses to specific locations within downtown using the special use provision of existing zoning.

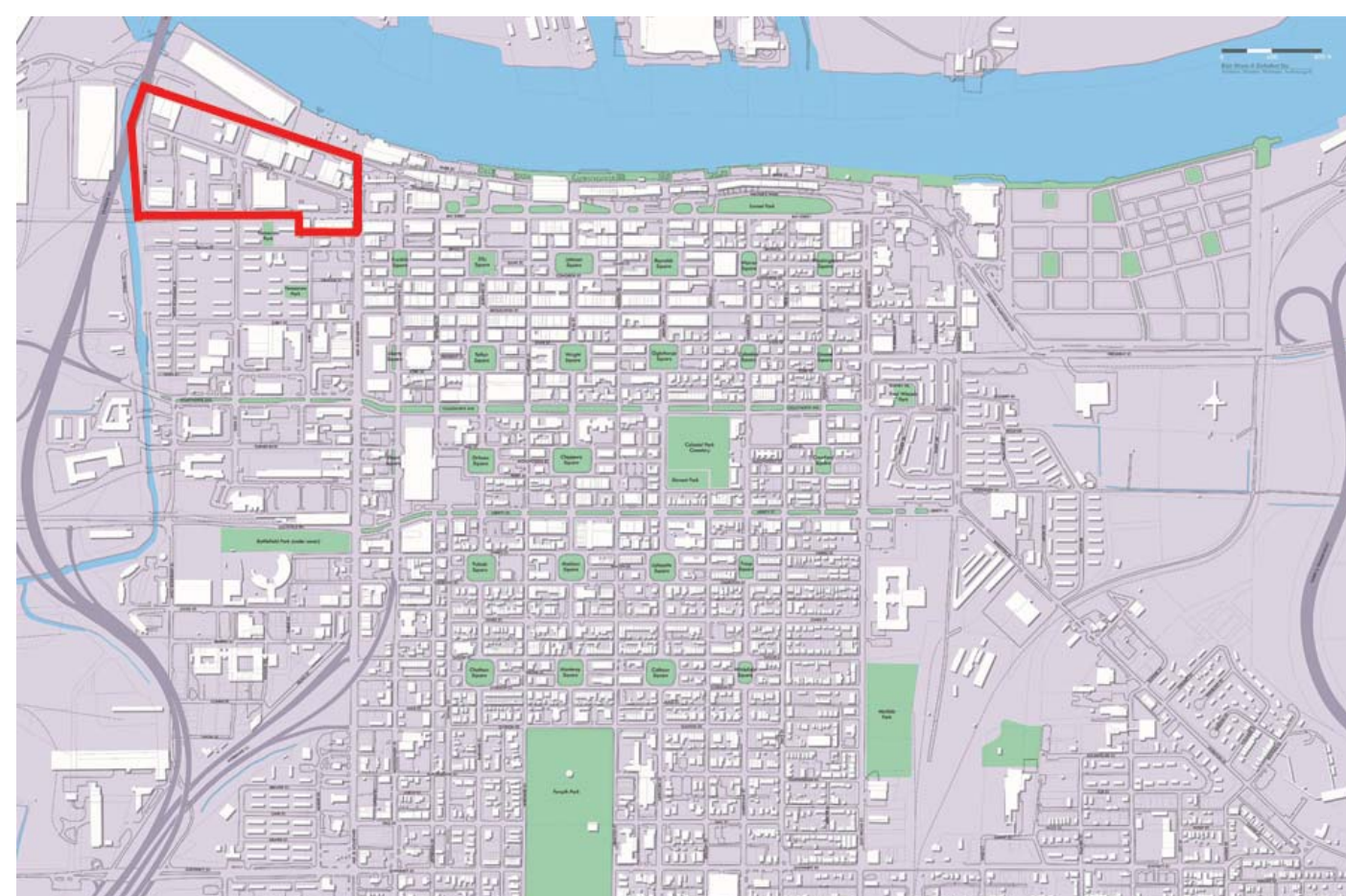
Demand for lodging in Savannah is so high, hotel developers are paying land prices far in excess of what other uses, such as office or affordable housing, can pay. By limiting hotels to certain districts only, other types of development could compete, and downtown can retain a healthy mix of uses. Keeping hotels away from residential areas or locally-serving retail corridors will also lessen conflicts of tourism and local needs in downtown. As this is meant to apply to large-scale hotels, small inns and B&B's would continue to be allowed where currently permitted.



Large hotels that exist or are under construction are shown in red

3: Create an office and tech campus in the area west of MLK between Bay Street and the Savannah River by zoning this area for office, research-oriented industries, and ancillary uses only.

Savannah needs new office and tech incubator space to retain its regional economic position, create higher-paying jobs, and retain area graduates. Zoning an area where these uses can locate without having to compete with uses that can pay higher land prices will help meet this need. Parking could be allowed in surface lots, or in shared garages, to keep development costs as low as possible.



The Science Center in Philadelphia is zoned to encourage office and research uses that benefit from proximity to major universities.